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# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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## **BOARD MINUTES** **HISTORIC SITES BOARD** **September 16, 2002**

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- **Call to Order**  
6:30PM
- **Members Present:**
  - Paul Johnson
  - Charles Muse
  - Jim Royle
  - Carmen Lucas
  - Peggy Lacy
  - Steve Estrada
- **Staff Present:**
  - Glenn Russell
  - Donna Beddow
  - Gail Wright
- **Excused Absences:**
  - Margie Warner
- **Other General Information**
  - None

##### **B. Conflict of Interest Declaration**

Lemke Application: Jim Royle is a friend of owner/applicant, therefore he will excuse himself during the decision process.

##### **C. Approval of 08/19/02 Board Minutes**

Charles Muse moved that the 8/19/2002 minutes be approved as corrected.  
2<sup>nd</sup> by Paul Johnson.  
Motion carried.

#### **D. Reports**

- **Field Trips – Staff**

As the size of the Historic Site Board is increasing as are the number of applications, it has become almost impossible for the HSB staff to coordinate site visits satisfactorily. After checking with council regarding application of the Brown Act, staff is proposing to query applicant upon submission of forms to provide several dates and times that would be available for visits. Staff would then provide to the range of dates and times to the board members for them to select time convenient to individual board members. The only caveat would be to keep the Brown Act in mind, and should more than two other board members be visiting the same site, it may be necessary to wait until some complete the tour.

- **New Members** - Glenn Russell welcomed new members Peggy Lacy and Steve Estrada and extended an invitation to contact other Board members to accompany them on site visits until they are comfortable going alone.
- **Brown Act** – Jim Royle brought up possible conflicts with all board members attending the training session.
- **Maintenance Lists** – Paul Johnson brought up missing maintenance lists for the Mills act applications. Donna Beddow stated that staff is looking into revising the application forms, combining both forms, and providing a guide for filling out the forms. This is expected to minimize the problem with the maintenance lists.

#### **E. Announcements**

**Workshop:** September 28, 2002; from 8:30 to 2.00. Note: Charles Muse will be out of the country and not able to attend.

### **ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

#### **A. Public Comment**

**Issues within the Jurisdiction of the Historical Sites Board not previously heard. Request to speak should be submitted to the hearing staff liaison at the time of the meeting.**

**None**

#### **B. Presentations**

**None**

- C. Staff** – Donna Beddow requested a continuation for Agenda items 4, 5, and 7 until next month. All three cases were on the agenda for approval of the Mills Act applications, and nothing was received from any of the owners/applicants, although all had been contacted. A motion was made by Paul Johnson to extend these applications until the October meeting. 2<sup>nd</sup> by Steve Estrada; motion carried

## **ACTION ITEMS**

### **ITEM 3 – RANCHO SANTA FE IMPROVEMENT COMPANY GOLF COURSE SPEC HOUSE #2 – MAA02-003**

Applicant: Wendell & Monetta Smoot

Location: APN 266-231-09; 6110 Mimulus, Rancho Santa Fe

Description: Single-story, frame and stucco, California Ranch style house. Winchton Leamon Risley of Los Angeles designed it. It was built in 1932 and was the 1<sup>st</sup> Village Community-Presbyterian Church Manse. Alteration were made in 2000 that include the changing and enlarging of the garage doors; the changing of wood-siding on front of the house near the garage; removal of lattice front porch decorative pieces; and insertion of a French door in center of bay window on west-side of house. This resource is applying for historic designation. A hold has been placed on approval of the Mills Act since the property is in the process of being sold.

**Speakers:** Kathleen Flanigan, historian, spoke in favor of the listing. Opposition was expressed by Charles Muse especially regarding the fact that the property was on the market. His concern was the rights of the new property owners. Owner Monetta Smoot talked about the house and desire to have the property listed. Because only three board members were in attendance that had visited the property, no quorum was available to vote for approval.

**Today's Action:** Recommend approval of historic designation and place this Resource on the Local Register of Historic Resources.

Paul Johnson moved for a continuation until the October meeting of the approval for the Smoot house listing to the San Diego County Local Register of Historic Places.

2<sup>nd</sup> by Jim Royle; Motion carried

### **ITEM 4 – JOHN & BETTY CUSHMAN HOUSE – MAA02-004**

Applicant: James T. & Hilary Broyles

Location: APN 265-061-21; 5235 La Crescenta, Rancho Santa Fe

Description: 1-2 story Spanish Colonial Revival stucco style house. A modern, large two-car detached garage is located to the south of the house, and a stable and cabana are located west of the residence. Lillian Rice designed the house. It was built in 1927 and is associated with Bessie Cushman, the founder of the Rancho Santa Fe Book Club, the oldest club in Rancho Santa Fe.

**Today's Action:** The required paperwork regarding the maintenance of the property had not been received; therefore the staff recommended that this item be continued to the October 2002 meeting.

The continuation was approved at the beginning of the meeting.

### **ITEM 5 – FRANK WILLIAM JOERS HOUSE – MAA02-006**

Applicant: Marcia Lee

Location: APN 266-291-12; 6135 La Flecha, Rancho Santa Fe

Description: 1-2 story Spanish Colonial Revival stucco style house. A two-car garage is connected to the house by a stucco archway. Additions to the house include an extension of the side of the garage into the back yard in 1928, and an expansion of a second story balcony at the rear of the first floor with enclosure below in the 1970s. Lillian Rice designed the house. It was built in 1927 and is associated with Frank William Joers, an early Rancho Santa Fe realtor who owned the Joers-Ketchum Store.

**Today's Action:** The required paperwork regarding the maintenance of the property had not been received; therefore the staff recommended that this item be continued to the October 2002 meeting.

The continuation was approved at the beginning of the meeting.

#### **ITEM 6 – FREDERICK & MARY ALLEN/BOEETIGER HOUSE – MAA02-007**

Applicant: John & Christine Tyner

Location: APN 265-062-09; 5425 La Crescenta, Rancho Santa Fe

Description: 1-2 story Spanish Colonial Revival stucco style house. A two-car garage is connected to the house by a stucco archway. An arched gateway with original wood gate provides access to the back yard. Alterations to the house occurred in the 1990s and include the insertion of vinyl windows on the northwest end of the house and a deck addition at the rear of the house on the southeast side. Lillian Rice designed the house. It was built in 1927 and is associated with Wilfred Boettiger who was superintendent of the Rancho Santa Fe Irrigation District, crucial to the development of Rancho Santa Fe.

Speakers: Kathleen Flanagan, historian, spoke in favor of the listing. Owner John Tyner discussed improvements to the home and clarified that no vinyl windows had been installed. The garage had been extended.

**Today's Action:** Recommend approval of the Mills Act Contract and place this Resource on the Local Register of Historic Resources.

Motion by Charles Muse was made recommending the approval for listing on the Local Register of Historic Places.

2<sup>nd</sup> Paul Johnson; motion carried 4-0 (Peggy Lacy, Carmen Lucas abstained)

Motion by Charles Muse was made recommending the approval of the Mills Act Contract.

2<sup>nd</sup> Paul Johnson; motion carried 4-0 (Peggy Lacy, Carmen Lucas abstained)

#### **ITEM 7 – FERRY RANCH GARAGE ADDITION**

Applicant: Kennedy Development

Location: APN 379-350-11; 10414 Chase Creek Lane, Lakeside

Description: Proposed detached garage addition for the Ferry Ranch House.

**Today's Action:** The required paperwork regarding the maintenance of the property had not been received; therefore the staff recommended that this item be continued to the October 2002 meeting.

The continuation was approved at the beginning of the meeting.

### **ITEM 8– REYNOLDS/WARREN HOUSE – MAA-008**

Applicant: Ricky & Judy Christensen

Location: APN 496-072-28; 5189 Mount Helix Drive, La Mesa,

Description: Completed in 1938, the custom, single story Reynolds/Warren House is built into a slight slope that rises from the driveway in front of this home. This asymmetrical frame and stucco house has a horizontal emphasis in the design and is an example of Art Moderne, also referred to as Streamline Moderne architecture. Extending from one end, there is a deck with horizontal pipe balustrade sections, a curved corner, and low - stuccoed wall sections. A ground level, two-car garage is under the deck and there is an adjacent basement with laundry room, bathroom and storage areas under the house. The garage door has two round (porthole) windows. An arched flight of fourteen steps with metal railings leads from the driveway up to the front door.

Speakers: Ricky and Judy Christensen discussed the property and answered questions regarding the exterior finish and that they planned to replace the finish as close as possible to the original color and material.

Today's Action: Recommend approval of Historical Designation and the Mills Act Contract to the Director of Planning and Land Use.

Staff Recommendation: Recommend approval of Historical Designation and the Mills Act Contract to the Director of Planning and Land Use.

Motion by Steve Estrada was made recommending the approval for listing on the Local Register of Historic Places.

2<sup>nd</sup> Paul Johnson; motion carried 5-0 (Peggy Lacy abstained)

Motion by Charles Muse was made recommending the approval of the Mills Act Contract.

2<sup>nd</sup> Paul Johnson; motion carried 5-0 (Peggy Lacy abstained)

### **ITEM 9 – VINCENT & ADELE WHELAN HOUSE– MAA02-009**

Applicant: Bob & Nancy Lemke

Location: APN 591-100-08; 3597 Lomacitas Lane; Bonita

Description: This Clifford May designed house is a ranch-style, one-story, U-shaped “hacienda” with stucco facing the street, and board and batten facing the interior patio. The house consists of two buildings, a bedroom wing, and a living wing, joined by a covered entry. The entry wall is thick with an arched opening and a unique, arched wooden gate. Guests are greeted with a colorful, Mexican tile doorbell, which is a signature of May’s work. The house is situated at the center of a large, estate-sized lot and is surrounded by well-developed gardens. It is typical of May’s early California theme of a peaceful hideaway with central courtyard and patio.

Today's Action: Recommend approval of Historical Designation and the Mills Act Contract to the Director of Planning and Land Use.

Staff Recommendation: Recommend approval of Historical Designation and the Mills Act Contract to the Director of Planning and Land Use.

Motion by Paul Johnson was made recommending the approval for listing on the Local Register of Historic Places. The listing is to include the courtyard that is to be preserved so that no additions or structures be built to detract from the present architecture.

2<sup>nd</sup> Carmen Lucas; motion carried 4-0 (Peggy Lacy abstained; Jim Royle excused)

Motion by Paul Johnson was made recommending the approval of the Mills Act Contract.

2<sup>nd</sup> Carmen Lucas; motion carried 4-0 (Peggy Lacy abstained; Jim Royle excused)

#### **ITEM 10 – RUSSEL C. & ELLA B. ALLEN HOUSE**

Applicant: Carol Squire & Kurt Chilcott

Location: APN 592-060-31; 4094 Old Orchard Lane, Bonita

Description: This resource was approved unanimously for the “H” Designator on January 14, 1992 by the previous Historic Site Board. As such, this resource is automatically included in the Local Register. The house, built in 1907, is sited on a rise facing the east on axis with the distant hills. The house was a replacement when in 1906 a wood frame Victorian house, on the same site built by previous owners, burned to the ground. Architects, Irving Gill and Frank Mead accommodated the wishes of R.C. Allen to build a house that would never burn down. The structure is on a significant concrete foundation with walls a foot thick. The building form is a simple two-story rectangle with a small protruding porch/balcony off the south elevation.

Today's Action: Recommend approval of Historical Designation and the Mills Act Contract to the Director of Planning and Land Use.

Staff Recommendation: Recommend approval the Mills Act Contract to the Director of Planning and Land Use.

Motion by Jim Royle was made recommending the approval of the Mills Act Contract.

NOTE: Although this property was approved for “H” historic designation previously, because no indication of it being recorded is available, Glenn Russell recommended that the board both approve both the Mills Act Contract, and the historic designation.

2<sup>nd</sup> Paul Johnson; motion carried 5-0 (Peggy Lacy, Steve Estrada abstained)

Motion by Charles Muse was made recommending the approval for listing on the Local Register of Historic Places.

2<sup>nd</sup> Paul Johnson; motion carried 5-0 (Peggy Lacy, Steve Estrada abstained)

## **OTHER**

### **1. Future Agenda Items:**

- Four continued properties will be on the agenda for the October meeting.

**2.** Steve Estrada asked to be excused from the October meeting; he will be attending a conference out of town.

## **ADJOURNMENT**

A motion to adjourn was made by Paul Johnson.

2<sup>nd</sup> by Peggy Lacy; motion carried.

Meeting adjourned at 7:45 PM.

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## **APPROVAL OF BOARD MINUTES:**

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Chairman, Jim Royle

**October 21, 2002**

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Vice Chairman, Charles Muse

**October 21, 2002**

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**\*Audio tapes containing the activities of the meeting are available for review**